



AS ENDODONTICS

109

H&G SKIN CLINIC



JB Nursing and Staff Employment Agency

0131 447 9530 / 9878

RECRUITING
NOW

0131 447 9530 / 9878

Apply Within
email@bajagency.co.uk

2's COMPANY HAIRDRESSING
TEL: 0131 447 4826

Edinburgh Rifles & Sp...
www.ersg.com

113 (1F1) Comiston Road
MORNINGSIDE | EDINBURGH | EH10 6AQ

warners
solicitors & estate agents



113 (1F1) Comiston Road

MORNINGSIDE | EDINBURGH | EH10 6AQ

Set in the heart of Morningside in a handsome traditional tenement, moments from excellent amenities, first rate schools and vast open green spaces, this spacious first floor apartment would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming and spacious entrance hallway with two deep storage cupboards, a bright bay windowed lounge with ornate cornicing, feature fireplace and generous dining space, a contemporary kitchen with attractive units, a large master bedroom with walk in cupboard/study space and elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with shower over bath.

- Heart of Morningside location close to excellent amenities
- Welcoming and spacious hallway
- Bright bay windowed lounge with detailed cornicing
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Two bathrooms
- Communal garden

All fixtures and fittings will be included in the sale, furniture can be negotiated separately.

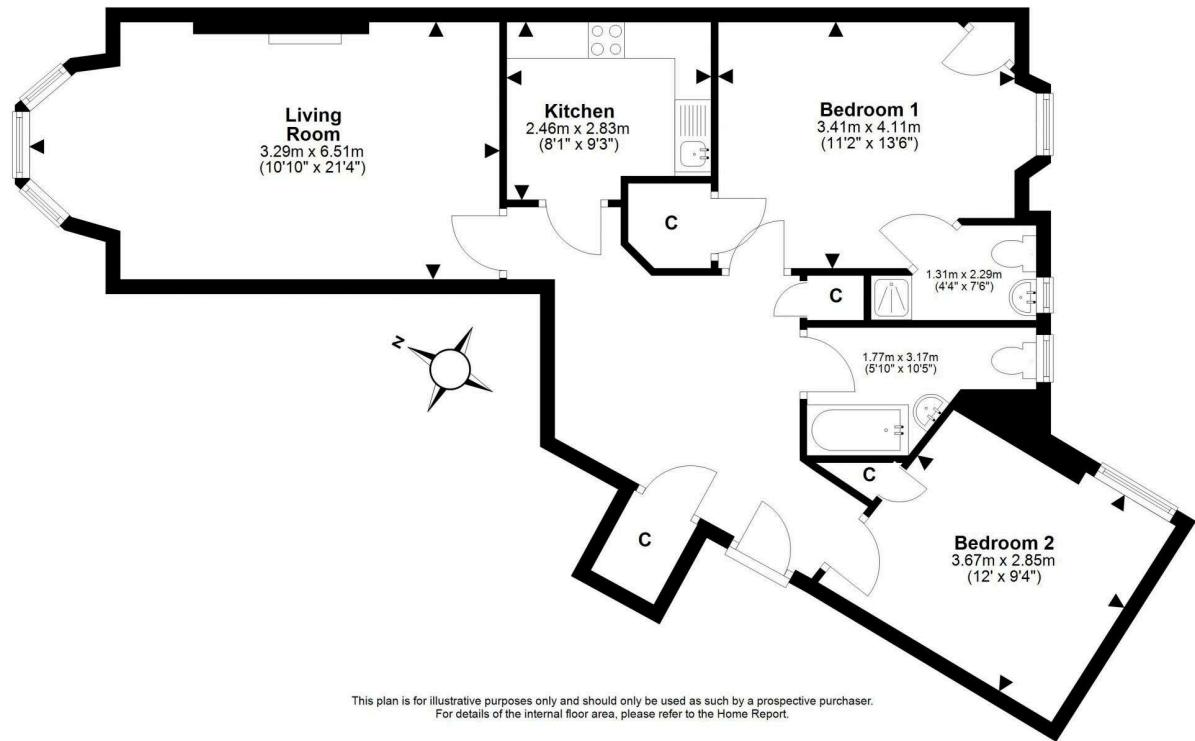
Council tax C and Energy rating C

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Morningside is a highly sought-after area just a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's premier addresses and boasts some of the best independent amenities in Edinburgh: artisan bars, restaurants, cafes, supermarkets, a post office, a bank, a private nursery, a theatre and even an independent cinema. The property is in the catchment area for first rate primary/secondary, state/private schools. Napier University is nearby with other universities easily accessible via public transport links. In addition, Blackford Pond, the Hermitage, Braid Hills and Braidburn Valley Park offer an excellent variety of beautiful walks for people of all ages. The city bypass is easily accessible and the city centre itself can be reached quickly by foot, car or public transport.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.